

TOWN OF GRAFTON PLANNING BOARD
Regular Meeting
March 21, 2022

Pledge to the Flag

Call to Order

Roll Call:

Member Martha Goss - p
Member Owen Grandjean - p
Chairman Tom Withcuskey - p
Member Art Surprise - p
Member Jim Goyer - p

Regular Meeting:

Approval of Minutes: (no February 2022 meeting) Motion made be Chairman Withcuskey, seconded by Member Grandjean – 5/0

Old Business: None

New Business:

Shirley Calhoun – Applicant for a 3 lot-subdivision on Fire Tower Rd. The Shawnessey Estate. Any further lots will become a major sub-division under regulations. There is ample road access to all properties. Motion made to accept 3 lot-subdivision by Chairman Withcuskey, seconded by Member Goss. Approved 5/0.
Public hearing set for 4/18/2022 at 6:50pm.

Rensselaer Plateau Alliance -- Site Review: Submitted by Mr. Bonesteel; 394 Acres, between Stuffle St. and Foster Rd. Will be used for recreational land w/public access. 3 parking areas are proposed (2 on Stuffle St., 1 on Foster Rd.) details provided. Approx. 22 maximum car parking on each site on Stuffle St., same number of parking on Foster Rd with potential for overflow. Discussion would be made with the Fire Dept to ensure potential rescue is accessible. Kiosks will be located at trail heads with hiking brochure info. Chairman Withcuskey asked if a property survey will be done to show border lines. Mr. Bonesteel feels a survey is prohibitively expensive, they will know where property lines are and they have found property pins. They prefer to not get a full survey but will get a survey if necessary. Time line for trails – some need a lot of work. Would like to begin parking and signage in May 2022. Out buildings are considered shelter for getting out of the rain or scouts wishing to camp, by pre-approval only. Hours are dusk to dawn. If others wish to camp it will be considered on an individual basis. Camping will not be publicized. A gate at parking area is being considered (on Foster Rd.) Parking will accommodate school buses. A recommendation from Mr. Danaher, an engineer will be required to oversee application review. Will oversee traffic, environmental impact, what may be needed for DEC. Mr. Bonesteel said that there would be no hunting for the first

year. The hunting community will be invited in to have further discussions as well as the neighbors. Hunters will be limited based on the size of the property, hunters will call/text to be put on a list. The alliance does have liability insurance per Mr. Bonesteel. Signage will be based on what the community asks for. Chairman Withcuskey said signs are up to the State highway Dept. Chairman Withcuskey makes a motion to accept the application from Rensselaer Plateau Alliance, seconded by Member Grandjean. 4/1, Nay – Member Goyer. Per Chairman Withcuskey a public hearing will not be set at this time until a review of the application.

Informal Discussion: None

Adjournment: Chairman Withcuskey, seconded by Member Goyer 5/0

Linda Laveway


Planning Board Secretary